

094.0

0007

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

965,400 / 965,400

USE VALUE:

965,400 / 965,400

ASSESSED:

965,400 / 965,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SENSEALE DAVID K/LISA A	
Owner 2:	
Owner 3:	

Street 1: 35 PETER TUFTS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CAFFERTY MICHAEL E/ETAL -

Owner 2: CAFFERTY DIANNE B -

Street 1: 35 PETER TUFTS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .357 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Vinyl Exterior and 1746 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

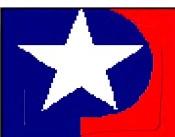
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15530		Sq. Ft.	Site		0	70.	0.54	5			Shape	-5					589,119						589,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	15530.000	372,400	3,900	589,100	965,400		62014
							GIS Ref
							GIS Ref
							Insp Date
							08/16/18


Patriot
Properties Inc.
USER DEFINED

Prior Id # 1:	62014
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	06:09:24
LAST REV Date	Time
08/31/18	09:29:06
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	372,400	3900	15,530.	589,100	965,400		Year end	12/23/2021
2021	101	FV	361,100	3900	15,530.	589,100	954,100		Year End Roll	12/10/2020
2020	101	FV	361,100	3900	15,530.	589,100	954,100	954,100	Year End Roll	12/18/2019
2019	101	FV	272,200	3900	15,530.	597,500	873,600	873,600	Year End Roll	1/3/2019
2018	101	FV	272,200	2800	15,530.	446,100	721,100	721,100	Year End Roll	12/20/2017
2017	101	FV	272,200	2800	15,530.	404,000	679,000	679,000	Year End Roll	1/3/2017
2016	101	FV	272,200	2800	15,530.	387,100	662,100	662,100	Year End	1/4/2016
2015	101	FV	256,600	2800	15,530.	328,200	587,600	587,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAFFERTY MICHAEL	47153-433		3/24/2006		593,000	No	No		
COLLAZO ANDREW/	26628-519		8/30/1996		216,250	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/1998	410	Manual	3,500	C				REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS&NOTICE	BS	Barbara S
1/17/2009	Meas/Inspect	197	PATRIOT
10/26/2006	MLS	HC	Helen Chinal
11/18/2000	Hearing Chag	189	PATRIOT
3/15/2000	Inspected	276	PATRIOT
2/1/2000	Measured	197	PATRIOT
8/6/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																						
Type:	15 - Old Style			Full Bath:	1	Rating:	Good	OF=TOILET IN BMT.																																																																																																										
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																																																																																																												
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																																																																																																												
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																																																																																																												
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																																																												
Prime Wall:	4 - Vinyl			A HBth:		Rating:																																																																																																												
Sec Wall:		%		OthrFix:	1	Rating:	Average																																																																																																											
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																																														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																																																																																																											
Color:	BEIGE			A Kits:		Rating:																																																																																																												
View / Desir:				Frl:		Rating:																																																																																																												
GENERAL INFORMATION				WSFlue:		Rating:																																																																																																												
Grade:	C - Average			CONDOS INFORMATION																																																																																																														
Year Blt:	1914	Eff Yr Blt:		Location:																																																																																																														
Alt LUC:		Alt %:		Total Units:																																																																																																														
Jurisdct:		Fact: .		Floor:																																																																																																														
Const Mod:				% Own:																																																																																																														
Lump Sum Adj:				Name:																																																																																																														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																						
Avg Ht/FL:	STD			Phys Cond:	GV - Good-VG	10. %		Exterior:	No Unit	RMS	BRS	FL																																																																																																						
Prim Int Wal	2 - Plaster			Functional:		%		Interior:	1	7	3																																																																																																							
Sec Int Wall:		%		Economic:		%		Additions:																																																																																																										
Partition:	T - Typical			Special:		%		Kitchen:																																																																																																										
Prim Floors:	3 - Hardwood			Override:		%		Baths:																																																																																																										
Sec Floors:		%		Total:		10.8 %		Plumbing:																																																																																																										
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																																																																																																										
Subfloor:				Basic \$ / SQ:	135.00	COMPARABLE SALES			Heating:																																																																																																									
Bsmnt Gar:				Size Adj.: 1.31539917		Rate	Parcel ID	Typ	Date	Sale Price																																																																																																								
Electric:	3 - Typical			Const Adj.: 0.99989998																																																																																																														
Insulation:	2 - Typical			Adj \$ / SQ: 177.561																																																																																																														
Int vs Ext:				Other Features: 66000																																																																																																														
Heat Fuel:	1 - Oil			Grade Factor: 1.00																																																																																																														
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000																																																																																																														
# Heat Sys:	1			NBHD Mod:																																																																																																														
% Heated:	100	% AC:		LUC Factor: 1.00																																																																																																														
Solar HW:	NO	Central Vac: NO		Adj Total: 417499																																																																																																														
% Com Wal		% Sprinkled		Depreciation: 45090																																																																																																														
				Deprecated Total: 372409																																																																																																														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																																																										
Make:				Juris. Factor:				Before Depr:	177.56																																																																																																									
Model:				Special Features:	0			Val/Su Net:	138.23																																																																																																									
Serial #:				Final Total:	372400			Val/Su SzAd:	235.99																																																																																																									
Year:																																																																																																																		
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SPEC FEATURES/YARD ITEMS																																																																																																																		
PARCEL ID 094-0-0007-0014.0																																																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
3	Garage	D	Y	1	8X18	A	AV	1915	32.36	T	40	101			2,800		2,800																																																																																																	
19	Patio	D	Y	1	16X24	A	AV	2004	3.23	T	12	101			1,100		1,100																																																																																																	
More: N				Total Yard Items:				3,900	Total Special Features:				Total:				3,900																																																																																																	
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